

INFORMATION FOR RENTAL PROPERTY OWNERS

The most common reasons units fail HQS inspections are listed below. Please review this list, and assure your unit is in compliance prior to the inspection. **Housing assistance cannot begin until a unit passes HQS.**

1. Smoke alarm missing or not working.
2. Lack of ventilation in bathroom (no window/fan).
3. Outlet covers missing or broken.
4. Windows broken and/or locks missing.
5. Infestation by bugs/vermin.
6. Absence of a handrail where there are four or more consecutive steps.
7. Absent or insecure railings around a porch or balcony which is 30 inches or more above the ground.
8. Chipping or peeling paint on interior and exterior surfaces.
9. Water heater discharge line is missing or too short; pop/relief valve is missing.
10. Utilities disconnected (must be connected).
11. Stove/refrigerator missing or inoperable and/or missing knobs, burners or heating elements.
12. Hazards:
 - a. Tripping as a result of floor covering.
 - b. Exposed electrical wiring.
13. Missing or broken globes on permanent light fixtures.
14. Bedrooms must have a window. The window must open if it is designed to.

NEW LEAD-BASED PAINT REGULATIONS

New Lead-Based Paint regulations are now in effect. The regulations set hazard reduction requirements that give much greater emphasis than existing regulations to reducing lead in house dust. The new regulations require qualified workers to perform paint repair, ongoing Lead-Based Paint maintenance, and dust testing after paint is disturbed to make sure the home is safe from lead. To assist in preparing you to comply with this regulation, general information is presented below, full requirements are located in 24 CRF Part 35:

Types of housing not covered:

- Housing built since January 1, 1978.
- Zero-bedroom units.
- Property that has been found to be lead-free by a certified lead-based paint inspector.
- Property where all lead-based paint has been removed.
- Unoccupied housing that will remain vacant until it is demolished.
- Non-residential property.
- Any rehabilitation or housing improvement that does not disturb a painted surface.

In the HOME Tenant-Based Rental Assistance Program, this regulation will apply to all units that house a child under the age of six where the unit was built prior to 1978.

In the HOME Tenant-Based Rental Assistance Program, it is very important that property owners be proactive. Monitor your properties and repaint or cover surfaces before the paint begins to chip or peel. If you act before the paint is disturbed, you will not be required to test the dust. This will protect your investments, provide a quality product for your resident, and most importantly, protect children from the dangers of lead-based paint.

WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful, false statements of misrepresentation to any department or agency of the United States or to any matter within its jurisdiction.